

Town Center Zone (TWNC)
 Comprehensive Plan Amendment | 2022 Docket
 LAND-2021-00266, SEPA-2021-00328
Planning Commission Issues Matrix

Issue	Discussion Notes	Issue Status
1. Massing studies needed? (Shefrin)	<u>Staff comments</u> Massing studies were not requested or conducted as part of these policy amendments because the amendments do not change allowed height or setback regulations.	Opened 1-12-2022
What effect will this have on parking standards and requirements in TWNC? (Aparna)	<u>Staff comments</u> These amendments do not affect parking standards in TWNC. Applicants can seek parking reductions through existing regulations. Regulations arising from the periodic review of the Comprehensive Plan (Redmond 2050) will address parking standards in urban centers and near transit. Draft policy language is included in the first draft Transportation Element published at Redmond.gov/Redmond2050 . Under regulations recommended by the Planning Commission November 10, 2021, additional height is allowed for structures with office uses if sufficient subterranean parking is not feasible and exceptional amenities are provided.	Opened 1-26-2022
What effect does this proposal have on height limits? (Aparna, Captain)	<u>Staff comments</u> The proposed policy amendments do not change the height limits or the ability to exceed height limits under certain circumstances. Rather, they change the policy to allow additional height when accompanied by " <u>project components that advance business diversity, housing, or environmental sustainability goals</u> ." The height incentives are defined in the amendments to RZC 21.10.050, recommended by the Planning Commission Nov 10, 2021 - RZC 21.10.050, Town Center (TWNC) Zone (redmond.gov) . The zoning code amendments recommended in November 2021, if approved, would increase the maximum height limit, with incentives, to 12 stories (from 8).	Opened 1-26-2022

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<p>Sheltered plazas requirements/standards (Aparna)</p>	<p><u>Staff comments</u> The proposed policy amendments do not change any zoning or design standards in TWNC Zone.</p> <p>RZC 21.10.150.E describes permitted encroachments over the pedestrian system in downtown, including TWNC, and allows for some shelter.</p> <div data-bbox="655 609 1549 987" data-label="Image"> </div> <p>RZC 21.62.020, Downtown Design Standards provide design standards for downtown including TWNC Zone. Applicable code related to plazas and pedestrian areas include:</p> <p>RZC 21.62.020.I..2..b..ii..G., Plazas/Pedestrian Malls Plazas, pedestrian malls, and other amenity open spaces shall be developed to promote outdoor activity and encourage pedestrian circulation between the Town Center zone and the balance of the Downtown.</p>	<p>Opened 1-26-2022</p>

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How does this proposal help in changing the Redmond Town Center from an auto-centric suburban shopping center to urban focused? (Aparna)	<p>The proposed policy amendments eliminate the requirement for development in the Town Center Zone to comply with the 1995 Town Center Master Plan, which envisioned a more suburban-type shopping center.</p> <p>Going forward, it is up to the property owners to develop proposals and uses that comply with current zoning regulations.</p>	Opened 1-26-2022